

**ATTACHMENT A**  
**FY 2018-19 ANNUAL PHA PLAN FOR HCV ONLY PHAs**  
**MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY**  
**(MSHDA) (MI-901)**

**B. Annual Plan**

**B.1 Revision of PHA Plan Elements:**

Statement of Housing Needs and Strategy for Addressing Housing Needs

MSHDA is dedicated to serving the needs of the homeless and very-low and extremely low income Michigan residents. This is demonstrated in its administration of the Housing Choice Voucher Program via the following:

- designating a homeless preference
- commitment to the Michigan Campaign to End Homelessness
- working with partner agencies serving the elderly, families with disabilities, households of various races and ethnic groups
- working with Continuum of Care groups across the State of Michigan
- policy of exceeding federal income targeting requirements by establishing that 80% of new admissions must be extremely low-income families and up to 20% of new admissions must be very low-income families
- administration of the HCV VASH Program at three VA medical facility sites across the State of Michigan (presently Detroit, Saginaw, and Iron Mountain)
- administration of Mainstream 1 (now called Non-Elderly Disabled or NED) and Mainstream 5 (MS5) vouchers
- administration of MSHDA's pilot program, Affordable Assisted Housing Program (AAHP), in Macomb and Oakland Counties; which combines a HCV voucher with the Michigan Medicaid Waiver to provide housing as an alternative to nursing home care
- expansion of the 2014-2015 Moving-Up Pilot that partners with the Michigan Department of Community Health (MDCH) and provides a resource for previously homeless populations utilizing Permanent Supportive Housing; MSHDA commits 581 of its HCV vouchers to this pilot program
- commitment of 100 HCV vouchers to the Section 811 Project Rental Assistance Program
- creation of a Super Utilizers of Medicaid Pilot Program that partners with the Michigan Department of Health and Human Services (DHHS) to provide housing and supportive services to super utilizers of the Medicaid Program that are experiencing homelessness. MSHDA will commit up to 200 vouchers for this pilot program
- creation of a Fitzgerald Project Special Program that partners with the city of Detroit to provide rental assistance to very-low income households currently occupying foreclosed homes in the Fitzgerald project area. MSHDA will match the Detroit Housing Commission's commitment of up to 20 HCVs for this special program
- administration of more than 2,500 Project Based Vouchers across the state
- allow for a PBV waiting list preference in designated PBV properties for individuals and/or families meeting the definition of Chronic Homeless, United States Veteran and Homeless Frequent Emergency Department Users with Care Need.
- administration of more than 1,600 vouchers at 22 RAD Projects across the state which converts tenant based RAP and Rent Supplement Assistance to tenants in HUD 236 properties to project based vouchers
- continuation of outreach efforts to find affordable and good quality units for its voucher holders
- identification of when to open and close county waiting lists as needed across the state to maintain up-to-date lists
- administration of an initiative with the Michigan Department of Corrections (MDOC) to enhance housing opportunities for persons exiting correctional facilities. MSHDA has allocated up to 100 HCVs for returning citizens that need long-term rental assistance

### Deconcentration and Other policies that Govern Eligibility, Selection and Admissions

MSHDA promotes deconcentration of poverty and promotes income mixing in all areas by educating applicants at the time of their briefing on these issues.

Waiting lists exist for all 83 Michigan counties and are opened or closed as necessary. Applications are taken electronically. As of November 7, 2017 there are 41,951 applicants on the waiting list; 37,795 are extremely low income; 2,971 are very low income; and 1,185 are low income. Families with children make up 36% of waiting list applicants; 8% are elderly and 13% are disabled.

MSHDA has a homeless preference and applications are taken from homeless families and added to the homeless preference waiting list when certified.

A residency preference is given for those residents who either live or work in the county and can prove residency through a verified current address or verification from an employer.

All PBV Waiting Lists are open. PBV applicants must apply through the Lead Agency/HARA or PBV development referrals will be sent directly to the MSHDA contracted Housing Agents.

### Financial Resources

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2017 grants)</b>		
a) Public Housing Operating Fund	Not applicable	
b) Public Housing Capital Fund	Not applicable	
c) Annual Contributions for Section 8 Tenant-Based Assistance	\$175,000,000	Section 8 Eligible expenses
d) Community Development Block Grant (CDBG)	Not applicable	
e) HOME	Not applicable	
Other Federal Grants (list below)		
FSS Program	\$ 971,313	FSS Program
Sec 811 Program	\$ 5,516,950	Sec 811 PRA Program
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>	None	
<b>3. Public Housing Dwelling Rental Income</b>	Not applicable	
<b>4. Other income (list below)</b>	None	
<b>5. Non-federal sources (list below)</b>	None	
<b>Total resources</b>	<b>\$179,482,950</b>	

#### Rent Determination:

MSHDA will continue to have a \$50 Minimum Total Tenant Payment (TTP). If the MSHDA HCV budget is significantly increased, the minimum TTP amount may be adjusted downward.

Payment standards will be maintained at 110% of FMR for fiscal year 2017-18. MSHDA will conduct an annual review to determine FY 2018-19 levels and if necessary may request an exception payment standard of between 111-120% of FMR for one or more counties if appropriate.

#### Homeownership:

MSHDA will continue administering its Section 8 Homeownership Program entitled the *Key to Own* Homeownership Program which has been operating since March 2004. The MSHDA *Key to Own* Homeownership Program has no set limits on the maximum number of participants. At this time, MSHDA has 1080 participants in the *Key to Own* Homeownership Program who are working on program requirements; i.e. credit scores, finding employment, debt reduction, etc. Since the program's inception, 434 MSHDA HCV participants have become homeowners.

#### Substantial Deviation:

MSHDA defines a substantial deviation from the 5-Year Plan to be a change in its policy, activity or program that redirects MSHDA's mission, goals, or objectives; and/or the addition of new policies, activities or programs not included in the current PHA Plan.

#### Significant Amendment:

The addition of new policies, activities or programs not included in the current PHA Plan may qualify as a Significant Amendment

#### Safety and Crime Prevention:

The MSHDA Office of Rental Assistance and Homeless Solutions (RAHS) is committed to the implementation of the VAWA of 2013. MSHDA will continue to undertake actions to meet this requirement in the administration of the Housing Choice Voucher (HCV) Program.

MSHDA's contracted Housing Agents participate in local Continuum of Care meetings and use those contacts and others known to them through the Family Self-Sufficiency Program to assist survivors of domestic violence (including dating violence, sexual assault, or stalking) and their children when cases are made known to them.

Many of the agencies participating in the Continuum of Care groups provide temporary housing/shelter to survivors of domestic violence and their children. MSHDA staff and Housing Agents work with the partnering Continuum of Care service agencies and partnering Housing Assessment and Resource Agencies (HARAs) to find resources for domestic violence survivors, and children and adult victims of dating violence, sexual assault, or stalking to make sure the family is able to maintain their housing assistance.

MSHDA provides the Notice of Occupancy Rights under VAWA (HUD 5380) and the Certification of Domestic Violence, Dating Violence, Sexual Assault, or Stalking (HUD 5382) when a family is denied admission to the program, when a family is admitted to the program and when the family is terminated from the program. In addition, MSHDA has created an Emergency Move Plan for HCV and PBV participants and provides the Emergency Transfer Request for Certain Victims of Domestic Violence, Dating Violence, Sexual Assault and Stalking (HUD 5383) upon request.